

**BOROUGH OF WESTWOOD  
PLANNING BOARD MINUTES  
PUBLIC MEETING AGENDA  
WORKSESSION/REGULAR PUBLIC MEETING  
March 10, 2011**

**APPROVED 3/24/11**

**1. OPENING OF THE MEETING**

The meeting was called to order at approximately 8:00 p.m.

Open Public Meetings Law Statement:

This meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975, is a Worksession/Regular Meeting of the Planning Board.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

**2. PLEDGE OF ALLEGIANCE**

**3. SWEARING IN OF MEMBERS:**

**4. ROLL CALL:**

**PRESENT:** Mayor Birkner (8:25)  
William Martin  
Richard Bonsignore  
Thomas Constantine  
Philip Cerruti  
Daniel Olivier  
Ann Costello (Alt. #1)  
Keith Doell (Alt. #2) (8:17)  
Councilwoman Cynthia Waneck

**ALSO PRESENT:**

Thomas Randall, Esq., Board Attorney  
By Steven Paul, Esq.  
Ed Snieckus, Burgis Associates, Board Planner  
Louis Raimondi, Brooker Engineering,  
Board Engineer

**ABSENT:** James Schluter, Vice-Chairman  
Jaymee Hodges, Chairman (excused)

Richard Bonsignore presided the meeting in the absence of the Chairman and Vice-Chairman.

(WWPB 3/10/11)

5. **MINUTES:** The Minutes of February 10, 2011 and February 24, 2011 **were carried** to the next meeting.

6. **CORRESPONDENCE:** Memorandum from Burgis Associates dated February 25, 2011 Re: Greentree Developers, Rainbow Academy Childcare Center, 10 & 20 Kinderkamack Road.

7. **RESOLUTIONS:** None

8. **VOUCHERS:** None

9. **VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:**  
SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS  
The Board Professionals were sworn in

Greentree Developers, LLC - 10 & 20 Kinderkamack Road -  
Site Plan and Variance Application.

Ed Snieckus deemed the application complete and recommended to the Board that the hearing be scheduled. Ed Snieckus provided a brief background of what transpired at the Zoning Board level and why the applicant was sent to the Planning Board. In commenting Mr. Snieckus was referring to his letter dated February 25, 2011. Included in the letter and reviewed by Mr. Snieckus:

- Completeness of the application / General Requirements for All Development Applications.
- Preliminary Major Site Plan Details and Requirements. Environmental Impact Study (EIS) is subject to the Board's discretion.
- Variance Application Completeness
- Variances Required - In his letter dated February 25, 2011, Mr. Snieckus listed and reviewed each of the 12 variances required for the application.
- Property Description
- Proposed Development - to renovate and remodel the existing building on Lot 15 to be used as a child care center. Lot 16 is to be used as the parking lot of the proposed use.
- Operation - At peak shift - 180 students and 25 employees attending this proposed facility. Drop off

(WWPB 3/10/11)

area - consideration of the close proximity of the area's main entrance.

- Floor Area Ratio
- Rear Yard Setback
- Fences
- Lighting
- Signs - Freestanding Sign / Wall Signs
- Parking - proposed development requires a minimum of 43 spaces.
- Parking Setbacks - a minimum of a 10 ft. setback is required from the front property line and 5 ft. from side and rear lot lines.
- Site Triangle
- Parking for disabled persons - should be provided in such a way that they do not require wheeling or walking behind parking cars.
- Parking Stall - 9 ft. x 19 ft is permitted
- On-street Parallel Parking Stalls
- Buffer Area
- Architectural Improvements
- Landscaping Plan
- Dumpster Enclosure - should include evergreen landscaping to buffer this proposal from adjacent properties.
- Street Trees
- Recommended Plantings were included in the review letter
- Proposed Sheds and Fence Line - should be revised to be consistent with the site plan.
- Play Area Surfacing - should be provided on the plan for review.
- Zoning
- Statutory Criteria

Mr. Louis Raimondi, Board Engineer advised that is February 28, 2011 letter is a follow-up report. Mr. Raimondi sited a traffic pattern concern re: opening on Kinderkamack Road and alignment of traffic lanes on Kinderkamack Road. He suggested that the applicant's engineer meet with the County engineer. Traffic flow - "U" turn concern / apartments are located to the West and the

(WWPB 3/10/11)

street dead ends. The two handicapped parking spaces would be better located off Green Avenue.

Review / Comments by Board members:

Phillip Cerruti - emergency exits on side of building - Mr. Sneickus responded per building code.

William Martin - commented on proposed signage illumination on the building - he advised that the ordinance did not allow for this. His comment was a good sign has an opaque background and only the letters light up. Driveway in front (no drop-off allowed) - suggests eliminate this driveway all together and align circulation of driveways. On street parking - the Board does not have jurisdiction (the Mayor and Council does). Mr. Snieckus advised that this would be subject to Mayor and Council approval. Fire sprinklers should be reconfigured for new use. Pertaining to the single family house on lot 13, a stone wall buffer should be installed for noise avoidance. Some variances in the "table" don't match up with the building. The proposed entry addition although proposed, it is not mentioned.

Ann Costello - her concern is with landscaping trees that already exist.

Keith Doell - commented that when Loving Touch Child Care Center opened, the traffic pattern changed, children make a lot of noise (disturbing). Lights should be timed to go off at night.

Dan Olivier - agreed with the noise comments made by Mr. Doell.

Councilwoman Waneck - Handicapped parking in corner suggested, agrees with a buffer for the house on Lot 13. Has a drop-off on street concern.

Mayor Birkner - eliminate the drive through in the front, place handicapped spaces on the south-east corner with an entrance on Green Avenue which would make the handicapped spaces closer. Mayor Birkner is concerned about the turn-around there doesn't appear to be one on the west side. Louis Raimondi suggested using lot 16 for a turnaround in his report or build a cul-de-sac on Green Avenue.

(WWPB 3/10/11)

Richard Bonsignore - this application seems good for resurrection of the area, handicapped parking is too far at the north end. Suggest demolishing of the "glass box" opening and re-build on the south east portion of the property.

The application is scheduled for hearing in 2 weeks. The applicant's attorney Nancy Saccente, Esq. would like to re-review all variances with the Board's Planner and notice properly.

#### **10. DISCUSSIONS:**

**1. Analysis of Master Plan Discussion by Ed Snieckus -** Mr. Snieckus advised that two members of the public would like to comment this evening. Nick Awlian and Ron Bakalian of Banick Properties, 381 Broadway. They expressed their interest in the current Chevrolet dealership property on Crest Street and Kinderkamack Road. Their interest includes the possibility to propose a strip mall and a national chain convenience store. LB-3 Zone consideration and the Chevrolet property of the Board. Mr. Snieckus summarized that they were present to see if the Board would consider these uses in the LB-3 Zone. Councilwoman Waneck explained where the Board stands with the Master Plan and that there are steps before an ordinance is approved.

Mr. Snieckus provided a report prepared by Burgis Associates, Inc. "Existing permitted, accessory and conditional used in Zoning Districts of Borough of Westwood." LB-1 Zone = Limited Business District-1, LB-2 Zone = Limited Business District-2, LB-3 Zone = Limited Business District-3, SC-Zone = Shopping Center. C Zone = Cemetery. He also referred to his March 8, 2011 letter which contained a listing of permitted uses. What constitutes a submission, Board discussion, comment and review ensued.

There were no further discussions, and Richard Bonsignore called for adjournment.

**11. ADJOURNMENT** - On motions, made seconded and carried, the meeting was adjourned at approx. 10:30 p.m.

**Respectfully submitted**

---

**Sylvia Kokowski, Recording Secretary**